



Barrow Hill

Sellindge Ashford TN25 6JR

- Two Bedroom Detached Bungalow
 - Large Plot
 - Village Location
- With Self Contained One Bedroom Annexe
 - Ample Off Road Parking & Garage
 - Spacious Garden Room

Asking Price £530,000 Freehold





Mapps Estates are delighted to bring to the market this unique property: a large detached two bedroom bungalow with a self-contained one bedroom annexe, located on a sizeable plot in the village of Sellindge. The spacious accommodation to the bungalow comprises a living room with an open fireplace, a fitted kitchen and separate utility room, a dining room (formerly a third bedroom and which could be re-established as such), a bathroom and a garden room. The annexe comprises an open plan kitchen/diner/living room, a double bedroom and en suite shower room. The property enjoys generous, well-tended front and rear gardens, has a gated driveway, garage and ample off-road parking. An early viewing comes highly recommended.

Located in the heart of the village of Sellindge which has a convenience store and primary school and the market town of Ashford under twenty minutes away by car, the town having a wide array of shopping facilities as well as Ashford International train station which offers high speed rail services to London St Pancras taking less than forty minutes. The pretty coastal town of Hythe is only a short car ride away and offers a good selection of independent shops together with Waitrose, Sainsbury's and Aldi stores. Secondary schooling is available in nearby Saltwood with both boys' and girls' grammar schools being available in Folkestone and Ashford. The area is also well serviced by golf courses including The Hythe Imperial, Sene Valley and Etchinghill. The M20 Motorway, Channel Tunnel Terminal, and Port of Dover are all easily accessed by car. Canterbury City centre is also approximately 30 minutes away by car and offers cultural facilities including the Cathedral and Marlowe Theatre.

Main Residence

Front Entrance

With UPVC entrance door with frosted double glazed upper panel and canopy over, opening to-

Reception Hall 8'9 x 5'11

With fitted doormat, loft hatch with fitted loft ladder, heating thermostat, internal frosted window for borrowed natural light to kitchen, radiator.

Living Room 24'2 x 10'11

With front aspect UPVC leaded double glazed window looking onto garden, open fireplace with wooden mantel and surround, Art Nouveau style tiled slips and tiled hearth, sliding double glazed door to garden room, doors to both bedrooms, dado rail, coved ceiling, two radiators.

Bedroom 16'3 x 11'11

With front aspect UPVC leaded double glazed window looking onto garden, comprehensive range of matching fitted bedroom furniture with wardrobes, drawer units and bedside cabinets, radiator.

Bedroom 11'11 x 7'11

With rear aspect UPVC double glazed window looking onto patio and garden, fitted wardrobes and drawers, coved ceiling, radiator.

Bathroom 8'7 x 5'11

With UPVC leaded frosted double glazed window, panelled bath, recessed shower cubicle with bi-fold door and Mira shower, wash hand basin set into shelf with store cabinets under, shaver point, WC, fully tiled walls and floor, radiator.

Kitchen 18'10 x 8'11

With rear aspect UPVC double glazed window with security shutter and view of garden, matching range of wood-fronted store cupboards, display cabinets and drawers, roll top work surfaces with tiled splashbacks, inset four ring electric ceramic hob with double electric oven under and extractor over, inset one and a half bowl resin sink/drainer with mixer tap over, dado rail, wood effect laminate flooring, radiator, glazed panel door to garden room, door to utility room, opening to-

Dining Room 9'10 x 8'4

Formerly a third bedroom, side aspect UPVC leaded double glazed window, built-in airing cupboard housing hot water cylinder with fitted shelving over, coved ceiling, radiator.

Garden Room 16'2

With dual aspect UPVC double glazed windows with security shutters and garden view, rear aspect UPVC double glazed window and sliding door to patio and rear garden with electrically operated security shutters, fitted ceiling fan/light, wood effect laminate flooring, two radiators.

Utility Room 8'4 x 7'11

With rear aspect UPVC double glazed window with security shutter and view of garden, wood effect worktop with inset resin sink/drain and tiled splashback, fitted store cupboards, cupboard housing wall-mounted 'Wallstar' oil-fired boiler, space and plumbing for washing machine and tumble dryer, tile effect laminate flooring, extractor fan, radiator, UPVC frosted double glazed door to-

Inner Lobby 8'4 x 7'

Connecting main residence to annexe, with front and back UPVC frosted double glazed external doors, rear aspect UPVC double glazed window with garden view, fitted worktop with store cupboard under, fitted double broom cupboard, coved ceiling, tiled floor, UPVC frosted double glazed entrance door to annexe.

Self-Contained Annexe

Open Plan Living/Dining Room/Kitchen

Comprising:

Living/Dining Room 12'9 x 11'

With side aspect UPVC double glazed window looking onto patio, wall-mounted electric heater, cupboard housing electric water heater, consumer unit, coved ceiling, fitted ceiling fan/light, opening to-

Kitchen 10'1 x 6'2

With front aspect UPVC leaded double glazed window, roll top work surfaces with tiled splashbacks, inset stainless steel sink/drain with mixer tap over, inset four ring electric hob with electric oven under and extractor over, range of cream Shaker style store cupboards and drawers, integrated under counter fridge and freezer, space and plumbing for washing machine, integral wine rack.

Bedroom 12'6 (max) x 10'7

With side aspect UPVC double glazed window looking onto patio, UPVC door with frosted double glazed upper panel opening to patio and rear garden, wall-mounted electric heater, loft hatch, cupboard housing electric water heater with shelf over and hanging rails, coved ceiling, door to-

En Suite Shower Room

With UPVC frosted double glazed window, shower cubicle with sliding door, pedestal wash hand basin, WC, heated towel rail, coved ceiling, extractor fan, tiled walls and floor.

Outside:

The property is set well back from the road by a large, well-tended front garden and a gated driveway. The garden is laid mostly to lawn with mature shrubs and trees; there is an attractive hydrangea to the front of the property and wisteria growing over the front entrance. The tarmac driveway provides off-road parking for numerous vehicles and access to the attached garage; there is gated side access with an outside water tap.

The large rear garden is a particular feature of the property. Along the rear of the bungalow is a paved patio/sun terrace and fishpond; gates from here open to an expanse of lawn bordered by mature shrubs, hedging and trees. There is a large greenhouse, a brick-built outbuilding, a smaller garden shed and the heating oil tank to one side. Moving through to the back of the garden you will find a 'mini orchard' area planted with a selection of fruit trees including cooking and eating apples, pear and plum trees. There is also a large soft fruit cage growing raspberries, gooseberries and red and blackcurrants, as well as a further garden shed to the rear corner.

Garage 25'9 x 8'9

With up and over door, power and light, rear aspect UPVC double glazed window and door to patio and rear garden.



Local Authority Folkestone & Hythe District Council
Council Tax Band E
EPC Rating E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			72
(55-68) D		49	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.